

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN  
3 TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE  
4 BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT  
5 TO EXCLUDE TRACTS 2, 3, AND 7, LOCATED IN THE NORTH SHOAL  
6 CREEK NEIGHBORHOOD PLANNING AREA.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 add a vertical mixed use building (V) combining district to certain tracts (the "Property")  
12 described in Zoning Case No. C14-2008-0032, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:  
14

15 Approximately 36.9 acres of land in the City of Austin, Travis County,  
16 Texas, as shown on in the tract map attached as Exhibit "A" (*North Shoal*  
17 *Creek Neighborhood Planning Area*),  
18

19 located in the North Shoal Creek neighborhood planning area, locally known as the area  
20 bounded by Research Boulevard on the north, Burnet Road on the east, West Anderson  
21 Lane on the south and MoPac Expressway on the west, in the City of Austin, Travis  
22 County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning*  
23 *Map*).  
24

25 Except as specifically provided in this ordinance, the existing base zoning districts,  
26 combining districts, and other conditions remain in effect.  
27

28 PART 2. The zoning districts for the Property are changed from community commercial  
29 (GR) district, general commercial services (CS) district, and, commercial-liquor sales-  
30 (CS-1) district, to community commercial-vertical mixed use building (GR-V) combining  
31 district, general commercial services-vertical mixed use building (CS-V) combining  
32 district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining  
33 district, as more particularly described and identified in the chart below:  
34  
35  
36  
37

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	From	To
1	244092	3202 W ANDERSON LN	GR, CS-1	GR-V, CS-1-V
		3300 W ANDERSON LN		
		3200 W ANDERSON LN		
4	244089	7920 ROCKWOOD LN	GR	GR-V
		2930 W ANDERSON LN		
5	244127	15,440SQ FT OF LOT 1B *RESUB OF LOT 1 ALLANDALE SQUARE SEC 2	GR	GR-V
	244128	2900 W ANDERSON LN	GR, CS-1	GR-V, CS-1-V
6	244256	2700 W ANDERSON LN	GR	GR-V
8	242503	2430 W ANDERSON LN	CS-1, GR	CS-1-V, GR-V
		7930 BURNET RD		
		2536 1/2 W ANDERSON LN		
	242504	2436 W ANDERSON LN	GR, CS	GR-V, CS-V
		2438 W ANDERSON LN		
		2408 W ANDERSON LN		

**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

The following applies to Tracts 1, 4-6, and 8:

1. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
3. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 3, and 7, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

TRACT #	TCAD PROPERTY ID #	COA ADDRESS
2	244093	7900 SHOAL CREEK BLVD
3	244090	3010 W ANDERSON LN
	244091	3022 W ANDERSON LN
7	244248	2620 1/2 W ANDERSON LN
		2620 W ANDERSON LN

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.

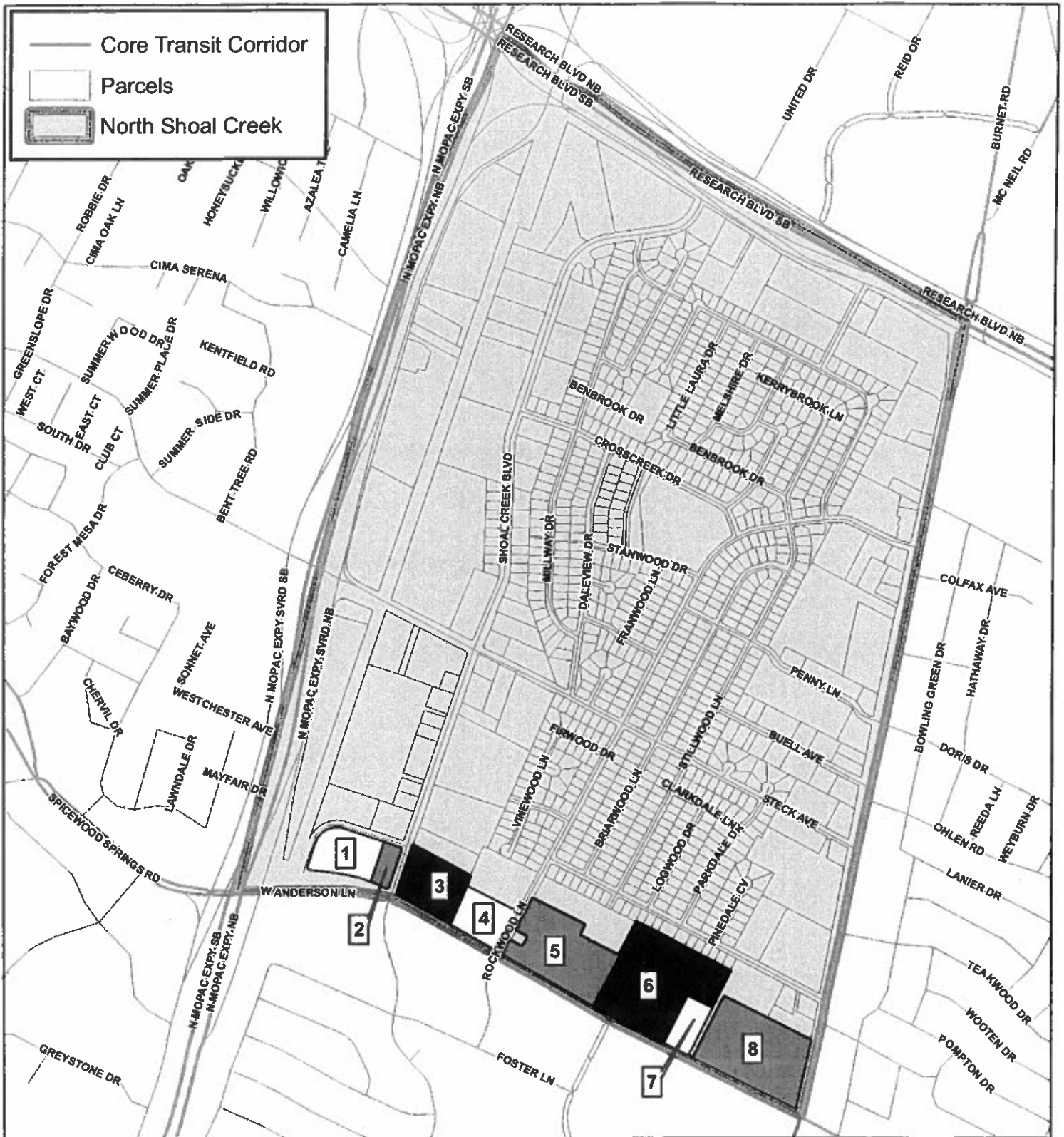
**PASSED AND APPROVED**

\_\_\_\_\_, 2008

§  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk



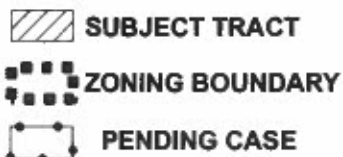
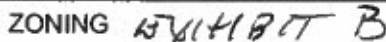
**North Shoal Creek Neighborhood Planning Area**  
**Vertical Mixed Use (VMU) Overlay District**  
**Tract Map**  
**C14-2008-0032**

*EXHIBIT A*



Produced by City of Austin  
 Neighborhood Planning and Zoning Dept.  
 April 30, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



**ZONING CASE#: C14-2008-0032**  
**ADDRESS: NORTH SHOAL CREEK PLANNING AREA**  
**SUBJECT AREA: 36.96 ACRES**  
**GRID: J30**  
**MANAGER: G. MONTES**



OPERATOR: S. MEEKS

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$$1'' = 400'$$